



SURPLUS LAND PARCEL INFORMATION SHEET

Auction Date: **November 16, 2017**

| | |
|---------|-------------|
| Pin | 990999 |
| Project | Shed Sites |
| Parcel | 149B: Q |
| Tax ID | 14-021-0024 |
| | 14-021-0127 |

ADDRESS **2057 West 1800 North, Clinton**



| | | |
|----------------------|-----------------------|---|
| Minimum Bid | \$3,390,000.00 | |
| Deposit (10%) | \$339,000.00 | <i>(Subject to change due to actual sale amount at time of auction)</i> |
| COUNTY | Davis | |
| SQ. FT. | 241,976 | |
| ACRES | 5.56 | |

GENERAL INFORMATION

CLOSING COSTS

*****ALL CLOSING COSTS ARE DUE FROM
THE PREVAILING BIDDER AT THE TIME OF THE AUCTION*****

| | |
|----------------------------------|------------|
| Engineering Document Preparation | \$1,500.00 |
| Appraisal Costs: | \$2,200.00 |
| Administrative Fee | \$250.00 |
| Sales Processing Costs | \$500.00 |

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|----------------------------|-------------------|
| TOTAL CLOSING COSTS | \$4,450.00 |
|----------------------------|-------------------|

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|---------------------|-------------|
| Pin | 990999 |
| Project | Shed Sites |
| Parcel | 149B: Q |
| Affecting Tax ID No | 14-021-0024 |
| | 14-021-0127 |

| | Section | 28 | Township | 5N | Range | 2W | Meridian | S.L.B. & M. |
|-----------------------------|---|----|----------|----|-------|----|----------|-------------|
| Legal Description | Beginning at the intersection of grantor's east boundary line and the southerly right of way of SR-37 (1800 North Street) which point is 56.40 ft. S. 0°09'39" W. along the east line of said section 28 and 267.38 ft. S. 89°59'06" W. from the east quarter corner of said section 28; and running thence S 0°09'39" W. 74.59 ft.; thence N. 89°59'06" W. 13.62 ft.; thence S. 0°09'39" W. 77.01 ft.; thence S. 89°59'06" E. 98.00 ft.; S. 0°09'39" W. 452.00 ft. to grantor's southerly boundary line; thence N. 89°59'06" W. 423.82 ft. to grantor's westerly boundary line; thence N. 0°09'39" E. 603.60 ft. to the said southerly right of way of SR-37 (1800 North Street) to a point 56.40 ft. perpendicularly distant from north quarter section line of the SE¼ of said Section 28; thence N. 89°59'06" E. 339.44 ft. to the point of beginning. | | | | | | | |
| Access | Access is from SR-37. | | | | | | | |
| Reservations of Sale | <ol style="list-style-type: none"> 1. Property is subject to a <u>Perpetual Access Easement</u>. See attached deed. 2. Signs , Billboards, Outdoor Advertising Structures, or advertising of any kind as defined in 23 United States Code, Section 135, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principle activities conducted on this land. 3. The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above described property. 4. Together with and subject to any and all easements, rights or way and restrictions appearing of record or enforceable in law and equity. 5. Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of land. | | | | | | | |
| Disclosures | The First Right of Refusal <u>DOES NOT APPLY</u> to this property. | | | | | | | |

| | | | |
|--|---|--|---|
| <p>For Additional Information Contact</p> | <p>Deryl Davis</p> <p>Surplus Land Coordinator</p> <p>Office: 801-965-4701 Cell: 385-222-6664 ddavis@utah.gov</p> | <p>Brad Daley</p> <p>Surplus Land Program Manager</p> <p>Office: 801-965-4282 Cell: 801-633-6250 bdaley@utah.gov</p> | <p>Shirleen Hancock</p> <p>ROW Deputy Director Property Management</p> <p>Office: 801-965-4438 Cell: 801-633-4723 shirleenhancock@utah.gov</p> |
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WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

Davis County

Parcel No. 149B:Q
Project No. SHED 149
Affecting Tax No. 14-021-0024
& 14-021-0127
PIN: 990999

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to _____, Grantee, at

_____, County of _____, State of _____ zip _____, for the sum of (\$10.00) TEN Dollars, and other good and valuable considerations, a tract of land being part of an entire tract of property:

A tract of land situate in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, T. 5 N., R. 2 W., S.L.B. & M., in Davis County, Utah, the boundaries of said tract of land are described as follows:

Beginning at the intersection of grantor's east boundary line and the southerly right of way of SR-37 (1800 North Street) which point is 56.40 ft. S. 0°09'39" W. along the east line of said section 28 and 267.38 ft. S. 89°59'06" W. from the east quarter corner of said section 28; and running thence S 0°09'39" W. 74.59 ft.; thence N. 89°59'06" W. 13.62 ft.; thence S. 0°09'39" W. 77.01 ft.; thence S. 89°59'06" E. 98.00 ft.; S. 0°09'39" W. 452.00 ft. to grantor's southerly boundary line; thence N. 89°59'06" W. 423.82 ft. to grantor's westerly boundary line; thence N. 0°09'39" E. 603.60 ft. to the said southerly right of way of SR-37 (1800 North Street) to a point 56.40 ft. perpendicularly distant from north quarter section line of the SE $\frac{1}{4}$ of said Section 28; thence N. 89°59'06" E. 339.44 ft. to the point of beginning.

The above described tract of land contains 5.555 acres or 241,976 sq. ft. in area.

Continued on Page 2
UDOT RW-05UD (12-01-03)

Subject to a perpetual access easement, upon part of a tract of land, situate in the NE¼SE¼ of Section 28, T. 5 N., R. 2 W., S.L.B. & M., in Davis County, Utah, for the purpose of a shared access, ingress and egress to and from SR-37 (1800 North Street) to the adjoining tract of property to the east of said easement, also known in the Davis County Recorder's office as tax ID 14-489-0004 and filed in book 6091 page 487-488 with entry number 2820719. The boundaries of said easement are described as follows:

Beginning at a point, which point is 56.40 ft. S. 0°09'39" W. along the east line of said section 28 and 267.38 ft. S. 89°59'06" W. from the east quarter corner of said section 28; and running thence S. 0°09'39" W. 74.59 ft.; thence N. 89°59'06" W. 40.11 ft.; thence N. 0°09'39" E. 74.59 ft.; thence S. 89°59'06" E. 40.11 ft. to the point of beginning.

The above described easement contains 0.069 acre or 2,992 sq. ft. in area.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above described property.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this ____ day of _____, A.D. 20 ____, by its Director of Right of Way.

STATE OF UTAH) UTAH DEPARTMENT OF TRANSPORTATION
) ss.
COUNTY OF SALT LAKE) By _____
Director of Right of Way

On the date first above written personally appeared before me, _____, who, being by me duly sworn, did say that he is the Director of Right of Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

WITNESS my hand and official stamp
the date in this certificate first above written.

Notary Public

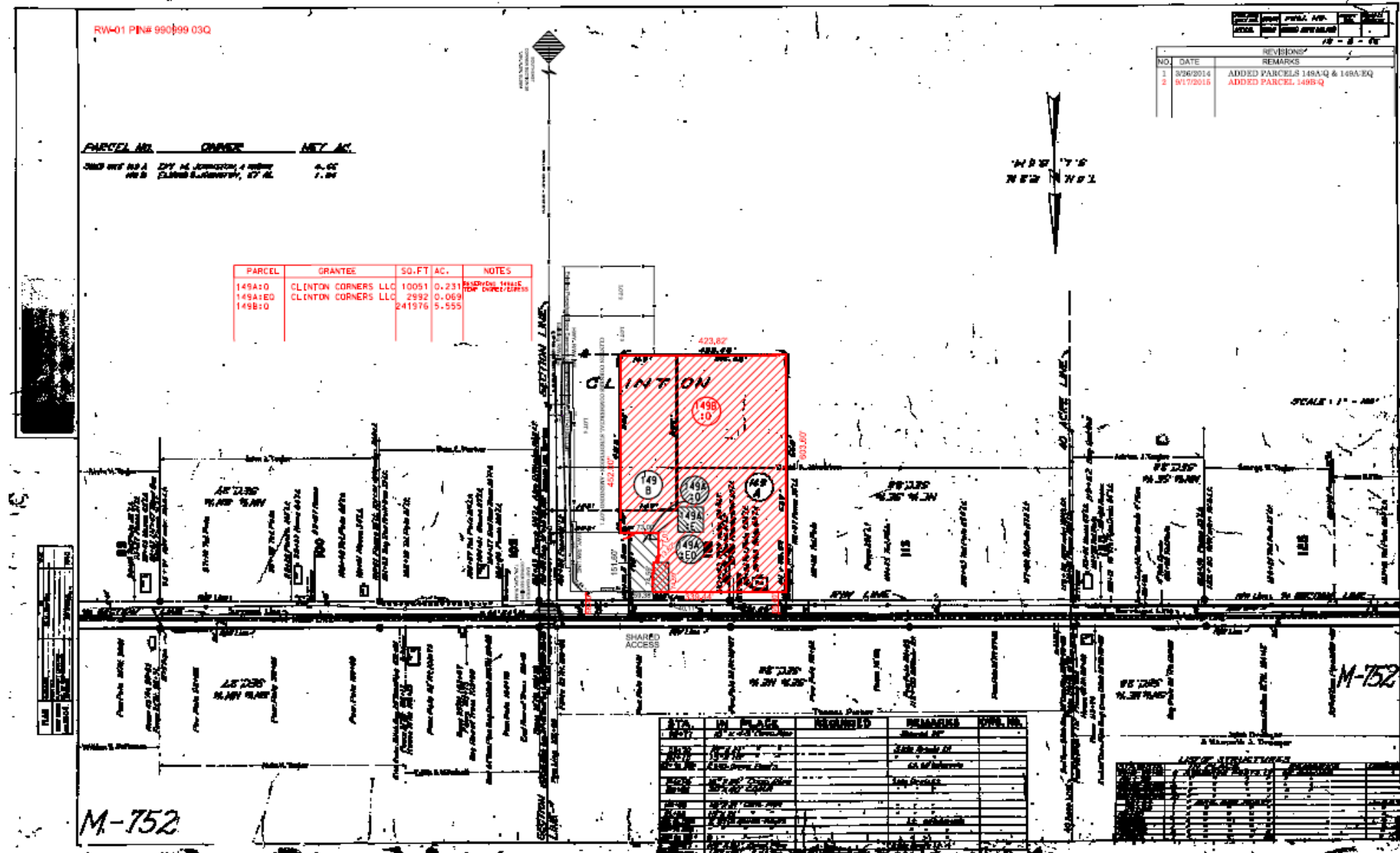
RW-01 PIN# 99099 03Q

| DATE | BY | APP. | REV. |
|---------|----|------|------|
| 10-8-14 | | | |

| NO. | DATE | REVISIONS |
|-----|-----------|--------------------------------|
| 1 | 3/26/2014 | ADDED PARCELS 149A-Q & 149A-EQ |
| 2 | 5/17/2015 | ADDED PARCEL 149B-Q |

PARCEL NO. OWNER NET AC.
 149A:0 ZPT, 14, JENNIFER, 4.00
 149A:10 ZPT, 14, JENNIFER, 4.00
 149B:0 ZPT, 14, JENNIFER, 4.00

| PARCEL | GRANTEE | SG. FT. | AC. | NOTES |
|---------|---------------------|---------|-------|-----------------|
| 149A:0 | CLINTON CORNERS LLC | 10051 | 0.231 | RESERVE 149A:0 |
| 149A:10 | CLINTON CORNERS LLC | 2992 | 0.069 | TOP DRIVE/DRIVE |
| 149B:0 | | 241576 | 5.555 | |



| NO. | IN PLACE | REMARKS | DATE |
|-----|----------|---------|---------|
| 1 | 149A:0 | 149A:0 | 10/8/14 |
| 2 | 149A:10 | 149A:10 | 10/8/14 |
| 3 | 149B:0 | 149B:0 | 10/8/14 |
| 4 | 149C:0 | 149C:0 | 10/8/14 |
| 5 | 149D:0 | 149D:0 | 10/8/14 |
| 6 | 149E:0 | 149E:0 | 10/8/14 |
| 7 | 149F:0 | 149F:0 | 10/8/14 |
| 8 | 149G:0 | 149G:0 | 10/8/14 |
| 9 | 149H:0 | 149H:0 | 10/8/14 |
| 10 | 149I:0 | 149I:0 | 10/8/14 |
| 11 | 149J:0 | 149J:0 | 10/8/14 |
| 12 | 149K:0 | 149K:0 | 10/8/14 |
| 13 | 149L:0 | 149L:0 | 10/8/14 |
| 14 | 149M:0 | 149M:0 | 10/8/14 |
| 15 | 149N:0 | 149N:0 | 10/8/14 |
| 16 | 149O:0 | 149O:0 | 10/8/14 |
| 17 | 149P:0 | 149P:0 | 10/8/14 |
| 18 | 149Q:0 | 149Q:0 | 10/8/14 |
| 19 | 149R:0 | 149R:0 | 10/8/14 |
| 20 | 149S:0 | 149S:0 | 10/8/14 |
| 21 | 149T:0 | 149T:0 | 10/8/14 |
| 22 | 149U:0 | 149U:0 | 10/8/14 |
| 23 | 149V:0 | 149V:0 | 10/8/14 |
| 24 | 149W:0 | 149W:0 | 10/8/14 |
| 25 | 149X:0 | 149X:0 | 10/8/14 |
| 26 | 149Y:0 | 149Y:0 | 10/8/14 |
| 27 | 149Z:0 | 149Z:0 | 10/8/14 |

